



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

August 26, 2020

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Ernest Armijo.Hydrology
Carl Garcia.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: MINOR CASES WILL NOT BE HEARD BEFORE 11:00 AM.

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

- 1. Motion to amend the rules to allow a virtual meeting because of the public health emergency.**
- 2. Remote Meeting Information:**

Join Zoom Meeting:

<https://cabq.zoom.us/j/97853896675>

Meeting ID: 978 5389 6675

By phone +1 312 626 6799 or find your local number: <https://cabq.zoom.us/j/97853896675>

MAJOR CASES

1. **Project # PR-2020-004183**
SD-2020-00139 – EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT

RAVENS WING CONSULTING, LLC agent(s) for MDS INVESTMENTS request(s) the aforementioned action(s) for all or a portion of: **TRACT 12B, MESA DEL SOL INNOVATION PARK**, zoned PC, located at **5620 TURING DR SE between EASTMAN CROSSING and FRITTS CROSSING**, containing approximately 2.93 acre(s). (R-16)

PROPERTY OWNERS: MDS INVESTMENTS
REQUEST: EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

2. **Project # PR-2019-002411**
SD-2020-00102 – PRELIMINARY PLAT
SD-2020-00103 – VACATION OF PUBLIC EASEMENT
VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
VA-2020-00155 -SIDEWALK WAIVER(A1)
VA-2020-00157- SIDEWALK WAIVER (A2)
VA-2020-00174 -SIDEWALK WAIVER (A3)
VA-2020-00179 -SIDEWALK WAIVER (A4)
VA-2020-00160 -RDWAY WIDTH WAIVER (B1)
VA-2020-00182 -RDWAY WIDTH WAIVER(B2)
VA-2020-00183 -RDWAY WIDTH WAIVER(B3)
VA-2020-00163 -RDWAY WIDTH WAIVER(B4)
VA-2020-00164 -RDWAY WIDTH WAIVER(C)
VA-2020-00165 -BLOCK WAIVER (D1)
VA-2020-00166 -BLOCK WAIVER (D2)
VA-2020-00185 – BLOCK WAIVER(D3)
VA-2020-00168 – BLOCK WAIVER (D4)
VA-2020-00169 – BLOCK WAIVER (D5)
VA-2020-00170 – BLOCK WAIVER (D6)
VA-2020-00171 – BLOCK WAIVER (D7)
VA-2020-00172 – CUL DE SAC WAIVER (E)

ISAACSON & ARFMAN, INC, PA agent(s) for SUCCESS LAND HOLDINGS, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1-A & B-1, ANDERSON HEIGHTS UNIT 4**, zoned R-1A, located at **118TH ST SW between AMOLE MESA AVE SW and COLOBEL SW**, containing approximately 82.931 acre(s). (N-08) *Deferred from 7/8/20, 7/15/20]*

PROPERTY OWNERS: SUCCESS LAND HOLDINGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC
REQUEST: PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, VARIANCE REQUESTS FOR TEMPORARY DEFERRAL OF SIDEWALK, SIDEWALK WAIVER, VARIANCE TO IDO, VARIANCE TO DPM

**** DEFERRAL REQUESTED BY THE APPLICANT TO THE MEETING OF September 16th, 2020**

3. **Project #1011598**
18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY
18DRB-70138 - SIDEWALK VARIANCE
18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
18DRB-70140 - PRELIMINARY/FINAL PLAT

BOB KEERAN, request(s) the aforementioned action(s) for all or a portion of: **Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3**, zoned PD (RD/5DUA), located on **VENTURA ST NE between SIGNAL AVE NE and ALAMEDA BLVD NE**, containing approximately 2 acre(s). (C-20) *[Deferred from 5/16/18, 6/13/18, 7/18/18/, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19, 1/29/20, 4/22/20, 6/24/20].*

**** DEFERRAL REQUESTED BY THE APPLICANT TO THE MEETING OF OCTOBER 28th, 2020**

4. [Project # PR-2020-004062](#)
SI-2020-00552 – SITE PLAN

DEKKER/PERICH/SABATINI agent(s) for LUMINARIA APARTMENTS LIMITED PARTNERSHIP LLLP request(s) the aforementioned action(s) for all or a portion of: **TRACT C, PLAT FOR TRS B1, C & D, VIDEO ADDITION** zoned MX-H, located at **10600 CENTRAL AVE SE between CENTRAL and EUBANK**, containing approximately 1.88 acre(s). (L-21)[*Deferred from 7/29/20*]

PROPERTY OWNERS: STATE OF NEW MEXICO STATE LAND OFFICE
REQUEST: MULTIFAMILY RESIDENTIAL, 4 STORY WOOD-FRAMED CONSTRUCTION OF 92 DWELLING UNITS

****DEFERRAL REQUESTED BY THE APPLICANT TO THE MEETING OF SEPTEMBER 2ND, 2020**

5. [Project # PR-2020-003707](#)
SD-2020-00137- PRELIMINARY/FINAL PLAT
SI-2020-00247 – SITE PLAN
(Sketch Plat 7/8/20)

ARCH + PLAN LAND USE CONSULTANTS & RESPEC agent(s) for SONATA TRAILS, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1, 2 & 3, UNIT 4**, zoned MX-M, located at **UNIVERSE BLVD NW between PASEO DEL NORTE BLVD and TREELINE AVE NW**, containing approximately 29.9 acre(s). (C-10) [*Site Plan deferred from 6/3/20, 6/24/20, 7/15/20, 7/29/20*]

PROPERTY OWNERS: SONATA TRAILS LLC
REQUEST: APARTMENT COMPLEX DEVELOPMENT

6. [Project # PR-2020-004030](#)
(1002566, 1004501, 1004503)
SI-2020-00540 - SITE PLAN

TIERRA WEST, LLC agent(s) for CALABACILLAS GROUP C/O DONALD HARVILLE request(s) the aforementioned action(s) for all or a portion of: **A-12 & A-13**, zoned MX-M, located at **GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD** containing approximately 8.77 acre(s). (A-12,13)[*Deferred from 7/22/20, 8/5/20*]

PROPERTY OWNERS: CALABACILLAS GROUP C/O DONALD HARVILLE
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

MINOR CASES MINOR CASES WILL NOT BE HEARD BEFORE 11 AM

7. [Project # PR-2019-002928](#)
VA-2020-00107 – STREET WIDTH
VARIANCE
SD-2020-00074 – PRELIMINARY/FINAL
PLAT
SD-2020-00072 – VACATION OF PUBLIC
EASEMENT
SD-2020-00075 – VACATION OF PUBLIC
EASEMENT
(Sketch Plat 10/9/19)
- COMMUNITY SCIENCES CORPORATION agent(s) for JOHN R. DeBASSIGE FOR RIGHT ANGLE HOMES BY DeBASSIGE request(s) the aforementioned action(s) for all or a portion of: **LOTS 43 THRU 47, BLOCK 4 UNIT 4, PARADISE HEIGHTS**, zoned R-1A, located on **BROOKLINE DR. NW between ARDMORE AVE NW and ENDEAVOR RD NW**, containing approximately 1.1320 acre(s). (A-10) *[Deferred from 4/29/20, 5/13/20, 6/24/20]*
- PROPERTY OWNERS:** JOHN DeBASSIGE FOR RIGHT ANGLE HOMES BY DeBASSIGE
REQUEST: DIVIDE 5 EXISTING LOTS INTO 10 NEW LOTS, VACATE EXISTING EASEMENTS
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8. [Project # PR-2019-001985](#)
SD-2020-00117 – PRELIMINARY/FINAL
PLAT
(Sketch Plat 1/23/19)
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for DIEGO AND ARMANDO SEDILLO request(s) the aforementioned action(s) for all or a portion of: **TRACTS 7, 8 & 9 BLOCK 6, LEWIS & SIMONDS ADDITION**, zoned R-1A, located at **806, 808, 812 ARNO SE between SANTA FE AVE and PACIFIC AVE**, containing approximately 0.40 acre(s). (K-14) *[Deferred from 7/8/20, 7/29/20]*
- PROPERTY OWNERS:** DIEGO AND ARMANDO SEDILLO
REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOT
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9. [Project # PR-2019-002607](#)
SD-2020-00026 - PRELIMINARY/FINAL
PLAT
SD-2020-00107 – VACATION OF PRIVATE
EASEMENT
(Sketch Plat 7/17/19)
- ARCH+ PLAN LAND USE CONSULTANTS agent(s) for JOHN O. PEARSON request(s) the aforementioned action(s) for all or a portion of: **LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC**, zoned R-A, located on **RIO GRANDE BLVD between ARTESANOS CT and CAMPBELL RD**, containing approximately 0.8967 acre(s). (G-13) *[Deferred from 1/29/20, 2/26/20, 4/8/20, 5/20/20, 7/8/20, 7/29/20]*
- PROPERTY OWNERS:** JOHN D PEARSON
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT
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10. [Project # PR-2020-003222](#)
[SD-2020-00116](#) – PRELIMINARY/FINAL
PLAT
(Sketch Plat 1/8/20)

CSI – CARTESIAN SURVEY'S INC. agent(s) for MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP request(s) the aforementioned action(s) for all or a portion of: **TRACT B-4-A, 2ND REVISION COTTONWOOD MALL**, zoned MX-M, located at **10000 COORS BYPASS NW between 7 BAR LOOP and COORS BLVD NWP**, containing approximately 11.6624 acre(s). (B-13) [Deferred from 7/8/20, 7/22/20, 7/29/20, 8/5/20, 8/19/20]

PROPERTY OWNERS: MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP

REQUEST: SUBDIVIDE ONE EXISTING TRACT INTO 2 NEW TRACTS

SKETCH PLAT

11. [PR-2020-004284](#)
[PS-2020-00076](#) -SKETCH PLAT

TIERRA WEST, LLC agent(s) for GARCIA REAL ESTATE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: **TRACTS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP**, zoned MX-M, located at **1100 RIO GRANDE BLVD NW between RIO GRANDE NW and I-40**, containing approximately 2.5827 acre(s). (H-13)

PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS LLC C/O GARCIA SHELIAH P

REQUEST: SKETCH PLAT REVIEW AND COMMENT

12. Other Matters:

13. ACTION SHEET MINUTES: August 19, 2020

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